



Warner

LOW MAINTENANCE LIVING WITH NORTHERN ASPECT + SOLAR!

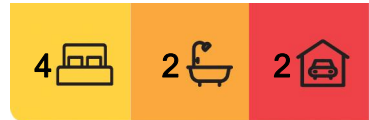
Step into a world of elegance and comfort with this beautiful home located in the serene Warner area. The property boasts a suite of sophisticated features, including a spacious master bedroom that offers a tranquil retreat with its plush carpeting, modern ceiling fan, and direct access to a sleek ensuite bathroom. The ensuite is a testament to modern luxury with its floor-to-ceiling tiles, contemporary vanity, and a glass-enclosed shower that adds a touch of sophistication.

Additional bedrooms are equally inviting, each adorned with soft carpeting, ceiling fans, and ample natural light, providing a cozy ambiance for relaxation. These rooms are versatile, showcasing the home's flexibility to cater to various lifestyle needs.

The heart of the home is the open-plan living and dining area, where quality vinyl planking floors create a seamless flow, accentuating the spaciousness and contemporary feel of the



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Offers Over \$899,000

View
ljhooker.com.au/1TFPF1H

Contact
Jason Wagner
0457 704 071
jwagner.albanycreek@ljhooker.com.au

LJ Hooker Albany Creek | Warner
(07) 3264 9000

space. The living area is air-conditioned, ensuring comfort throughout the year, and extends effortlessly to the outdoor alfresco dining area through glass sliders.

The generous kitchen offers stone benches with plenty of prep space, and is equipped with soft-close drawers that provide ample storage, making it a dream for both casual cooks and gourmet chefs.

Outside, the tiled alfresco dining area invites you to entertain or relax in privacy, with crimsafe screening ensuring peace of mind. The low-maintenance fenced yard is perfect for those who value their weekends, complete with a shed and a water tank that is plumbed for eco-friendly living.

The property is complete with a two-car garage featuring epoxy coating flooring, adding durability and a clean finish to this functional space. With its north-facing 421m2 allotment and proximity to local amenities, this home is a perfect blend of luxury and practicality.

For those seeking a turn-key home with solar panels & low-maintenance living, this property is an opportunity not to be missed.

Contact Jason Wagner at 0457 704 071 to secure your slice of Warner heaven.

Features Include:

- * Four bedrooms rooms with built-ins and ceiling fans, master bedroom with an ensuite
- * Rendered bag finish brick
- * Two bathrooms
- * Two car garage with epoxy coating flooring
- * Large kitchen with stone benches, soft close draws & ample storage
- * Quality vinyl flooring
- * Air-conditioned for all year comfort
- * Crimsafe security screening
- * Alfresco dining area
- * Low maintenance fenced yard with shed & water tank (plumbed)
- * North facing 421m2 allotment

Location:

- * Opposite 4 Mile Creek & Bushland
- * 100m to Bus Stop
- * 350m to Dragon Fly Park & Warner Lake
- * 5 mins to Warner Market Place Shops & Genesis College
- * 7 Mins To Les Hughes Sporting Centre & three surrounding schools
- * 30 Mins to Brisbane CBD

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."



**LJ Hooker Albany Creek | Warner
(07) 3264 9000**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	1TFPF1H
Property Type	House
Land Area	421 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

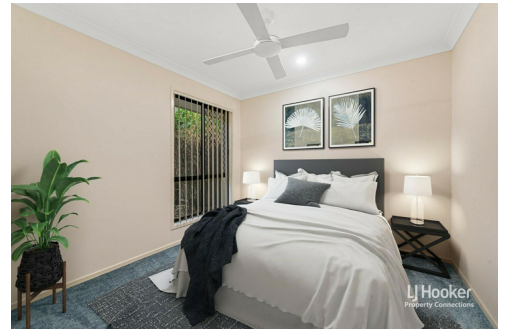
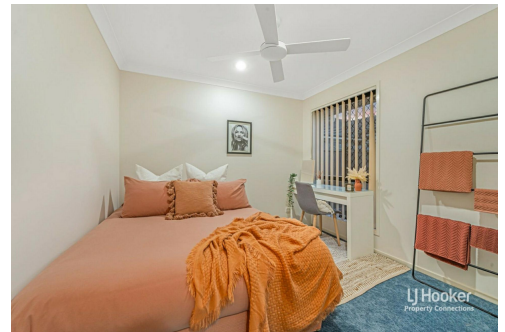
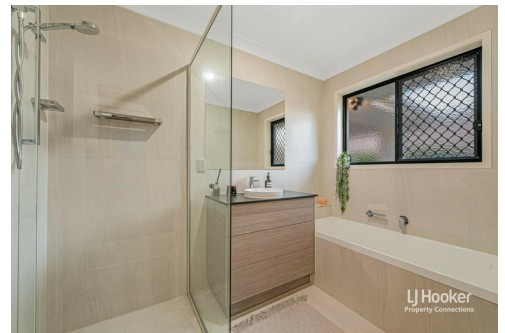
Jason Wagner 0457 704 071

Sales Consultant | jwagner.albanycreek@ljhooker.com.au

LJ Hooker Albany Creek | Warner (07) 3264 9000

699 Albany Creek Road, ALBANY CREEK QLD 4035

albanycreek.ljhooker.com.au | albanycreek@ljhooker.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Albany Creek | Warner
(07) 3264 9000**

4  2  2 

Internal Area: 156m²

External Area: 18m²

Total Area: 174m²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.